LOT 28
IN OR 2819/696
PIRATES WOOD 1 UNR

MAGAGNOS PATRICK J IV/MAGAGNOS ADAM J
97060 BLACKBEARDS WAY
YULEE, FL 32097

2026

43-3N-28-509A-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

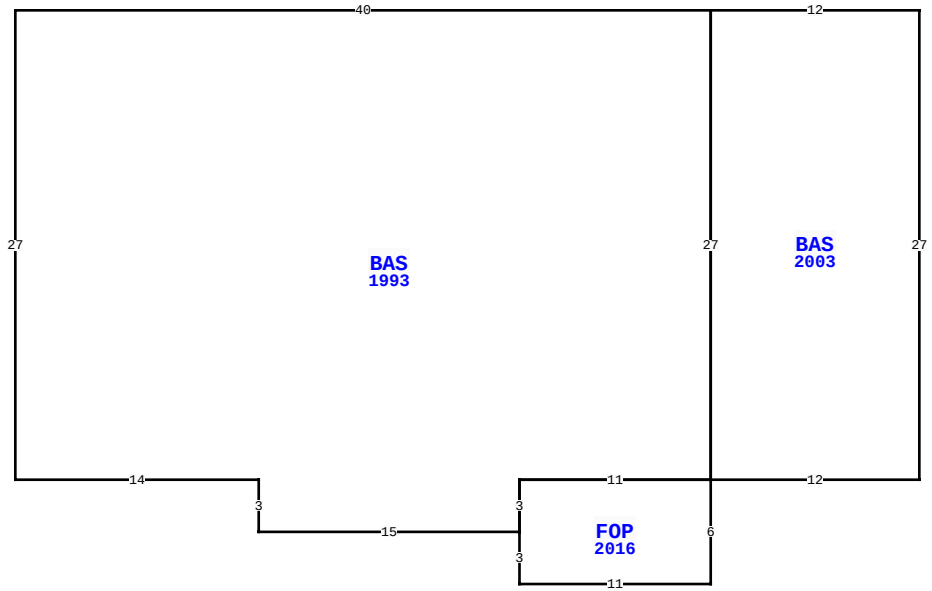
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,125	100	1993	1,125	146,172
BAS	324	100	2003	324	42,097
FOP	66	30	2016	20	2,598
TOTALS	1,515			1,469	190,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,469	110.9505	154.22	226,549	1981	1991	0	0	0	15.75	84.25

1 SNGL FAM 100% - 2026 Heated Area: 1449 HX Base Yr 2026



97060 BLACKBEARDS WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		201,526
TOTAL MARKET OB/XF VALUE		4,996
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		311,522
SOH/AGL Deduction		0
ASSESSED VALUE		311,522
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		260,111
TOTAL JUST VALUE		311,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632385	GARAGE	22,315	05/01/2016
B0311045	XFOB	6,336	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2819/696	9/25/2025	WD	U	I	30	345,000
GRANTOR: MAGAGNOS PATRICK J II						
GRANTEE: MAGAGNOS PATRICK J						
2035/1590	3/21/2016	SW	U	I	12	150,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: MAGAGNOS PATRICK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W12 BAS=[YR=1993] W40 S27 E14 S3 E15
FOP=[YR=2016] S3 E11 N6 W11 S3$ N3 E11 N27 $ S27 E12 N27 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	44	1,540	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	45.00	45.00	100	2003	2003	3	20	1,728	
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	45.00	45.00	100	2003	2003	3	20	1,728	

LAND DESCRIPTION

TOTAL OB/XF 4,996

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS

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2026

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

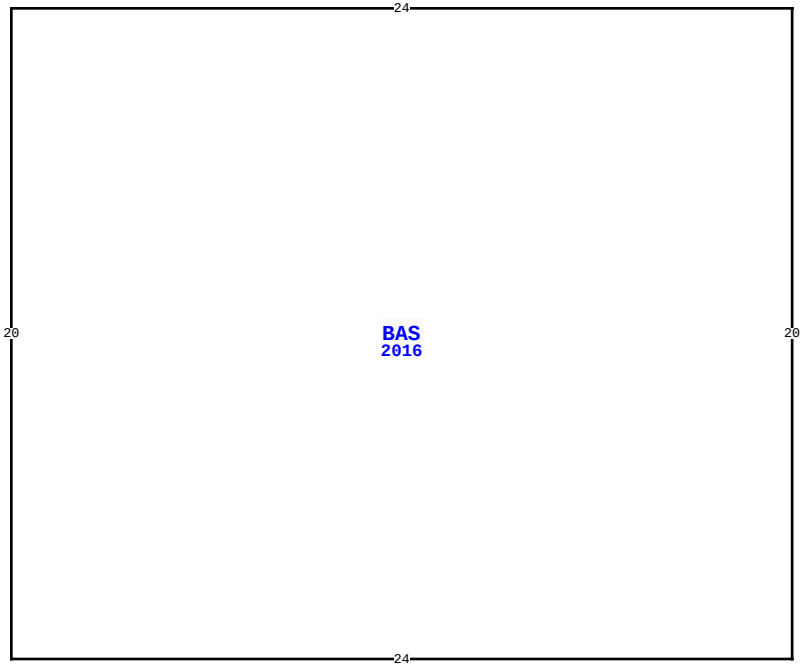
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4032.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2016	480	10,658
TOTALS	480			480	10,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	480	63.2500	24.67	11,842	2016	2016	0	0	0	10.00	90.00

2 GARAGE RES 100% - 2026 Heated Area: 480 HX Base Yr 2026



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GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: MAGAGNOS PATRICK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W24 S20 E24 N20$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS